

1 BILL NO. R-87-07- 22

2 DECLARATORY RESOLUTION NO. R- 52-87

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1 for property commonly known as
7 Lot 32 Centennial Park, Section V, Fort
Wayne, Indiana. (Independence Realty
[An Indiana Partnership] and R.U.S.H.
Solution Service, Inc. D/B/A RUSH,
Inc., Petitioners).

8 WHEREAS, Common Council has previously designated by
9 Declaratory Resolution the following described property as an
10 "Economic Revitalization Area" under Division 6, Article II,
11 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
12 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

13 Lot Numbered 32 in Centennial
14 Industrial Park, Section V, as
15 recorded in the plat thereof in
the Office of the Recorder of
Allen County, Indiana;

16 said property more commonly known as Lot 32 Centennial Park,
17 Section V, Fort Wayne, Indiana;

18 WHEREAS, recommendations have been received from the
19 Committee on Finance and the Department of Economic Development
20 concerning said Resolution;

21 WHEREAS, notice of the adoption and substance of said
22 Resolution has been published in accordance with I.C. 5-3-1 and
23 a public hearing has been conducted on said Resolution;

24 WHEREAS, if said Resolution involves an area that has
25 already been designated an allocation area under I.C. 36-7-14-39,
26 the Fort Wayne Redevelopment Commission has adopted a Resolution
27 approving the designation.

28 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
29 THE CITY OF FORT WAYNE, INDIANA:

30 SECTION 1. That, the Resolution previously designating
31 the above described property an "Economic Revitalization Area" is
32 confirmed in all respects.

1 Page Two

2 SECTION 2. That, the hereinabove described property is
3 hereby declared an "Economic Revitalization Area" pursuant to
4 I.C. 6-1.1-12.1, said designation to begin on the effective date
5 of this Resolution and continue for a one (1) year period. Said
6 designation shall terminate at the end of that one (1) year period.

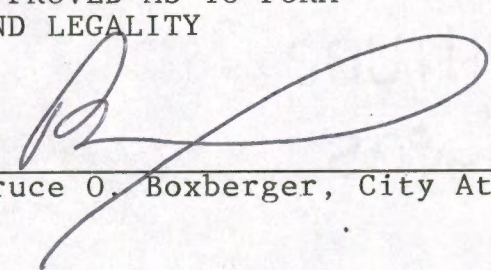
7 SECTION 3. That, said designation of the hereinabove
8 described property as an "Economic Revitalization Area" shall
9 only apply to a deduction of the assessed value of real estate.

10 SECTION 4. Pursuant to I.C. 6-1.1-12.1-3(b)(1), it is
11 hereby determined that the deduction from the assessed value
12 of the real property shall be for a period of six (6) years.

13 SECTION 5. That this Resolution shall be in full force
14 and effect from and after its passage and any and all necessary
15 approval by the Mayor.

16
17 
18 Councilmember

19 APPROVED AS TO FORM
20 AND LEGALITY

21 
22 Bruce O. Boxberger, City Attorney
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Read the first time in full and on motion by E. E. E. E.
seconded by DeBarro, and duly adopted, read the second time
by title and referred to the Committee Finance (and the Ci:
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Way
Indiana, on Thursday, the 11th day of
August, 19 87, at 7:00 o'clock P.M., E.

DATE: 7-28-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. E. E. E.
seconded by DeBarro, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT	TO-WIT:
TOTAL VOTES	<u>8</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
BRADBURY	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
BURNS	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
EISBART	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
GiaQUINTA	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
HENRY	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
REDD	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
SCHMIDT	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
STIER	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
TALARICO	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 8-11-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as ~~(ANNEXATION)~~ (APPROPRIATION) ~~(GENERAL)~~
(SPECIAL) ~~(ZONING MAP)~~ ORDINANCE (RESOLUTION) NO. B-5287
on the 11th day of August, 19 87,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 12th day of August, 19 87,
at the hour of 11:00 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 13th day of August,
19 87, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

 X Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Independence Realty (An Indiana Partnership) and
R.U.S.H. Solution Service, Inc. D/B/A RUSH, Inc.

Address of Applicant's Principle Place of Business:

2727-1 Lofty Drive

Ft. Wayne, IN 46808

Phone Number of Applicant: (219) 432-7722

Street Address of Property Seeking Designation:

Lot 32 Centennial Park, Section V

S.I.C. Code of Substantial User of Property: _____

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u> X </u>	<u> </u>
Is the project site within the flood plain?	<u> </u>	<u> X </u>
Is the project site within the rivergreenway area?	<u> </u>	<u> X </u>
Is the project site within a Redevelopment Area?	<u> X </u>	<u> # </u>
Is the project site within a platted industrial park?	<u> X </u>	<u> </u>
Is the project site within the designated downtown area?	<u> </u>	<u> X </u>
Is the project site within the Urban Enterprise Zone?	<u> </u>	<u> X </u>
Will the project have ready access to City Water?	<u> X </u>	<u> </u>
Will the project have ready access to City Sewer?	<u> X </u>	<u> </u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u> </u>	<u> X </u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? M-2

What zoning classification does the project require? M-2

What is the nature of the business to be conducted at the project site?

Sale and service of x-ray generating and processing equipment and
sale of x-ray accessories.

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

N/A

What is the condition of structure(s) listed above? N/A

Current assessed value of Real Estate:

Land	<u>43,000.00</u>
Improvements	<u>300,000.00</u>
Total	<u>343,000.00</u>

What was amount of Total Property Taxes owed during the immediate past year? 320.00 for year 1986.

Give a brief description of the proposed improvements to be made to the real estate.

10,000 square foot pre-engineered building with 2,000 square feet of
office area, parking lot and truck dock.

Cost of Improvements: \$300,000.00

Development Time Frame:

When will physical aspects of improvements begin? 9/1/87

When is completion expected? 1/30/88

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: N/A

What was amount of Personal Property Taxes owed during the immediate past year? 0 for year 1987.
Give a brief description of new manufacturing equipment to be installed at the project site.

N/A

Cost of New Manufacturing Equipment? \$None

Development Time Frame:

When will installation begin of new manufacturing equipment? N/A

When is installation expected to be completed? N/A

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 9

How many permanent jobs will be created as a result of this project?
18

Anticipated time frame for reaching employment level stated above?
18 months

What is the nature of those jobs?

Sales, technical services, warehouse and clerical. Total additional salaries \$200,000.00 annual

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

Due to current high real estate cost and company's need to

expand cost inventories of high tech medical radiographic equipment to compete with out-of-state suppliers, tax abatement is requested.

In what Township is project site located? Washington

In what Taxing District is project site located? Ft. Wayne Washington

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

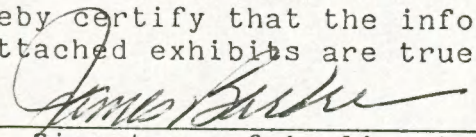
James Barbre

2727-1 Lofty Drive

Ft. Wayne, IN 46808

Phone Number of Contact Person (219) 432-7722

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.


Signature of Applicant

July 24, 1987

Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

CERTIFICATE OF SURVEY

OFFICE OF

DONOVAN ENGINEERING

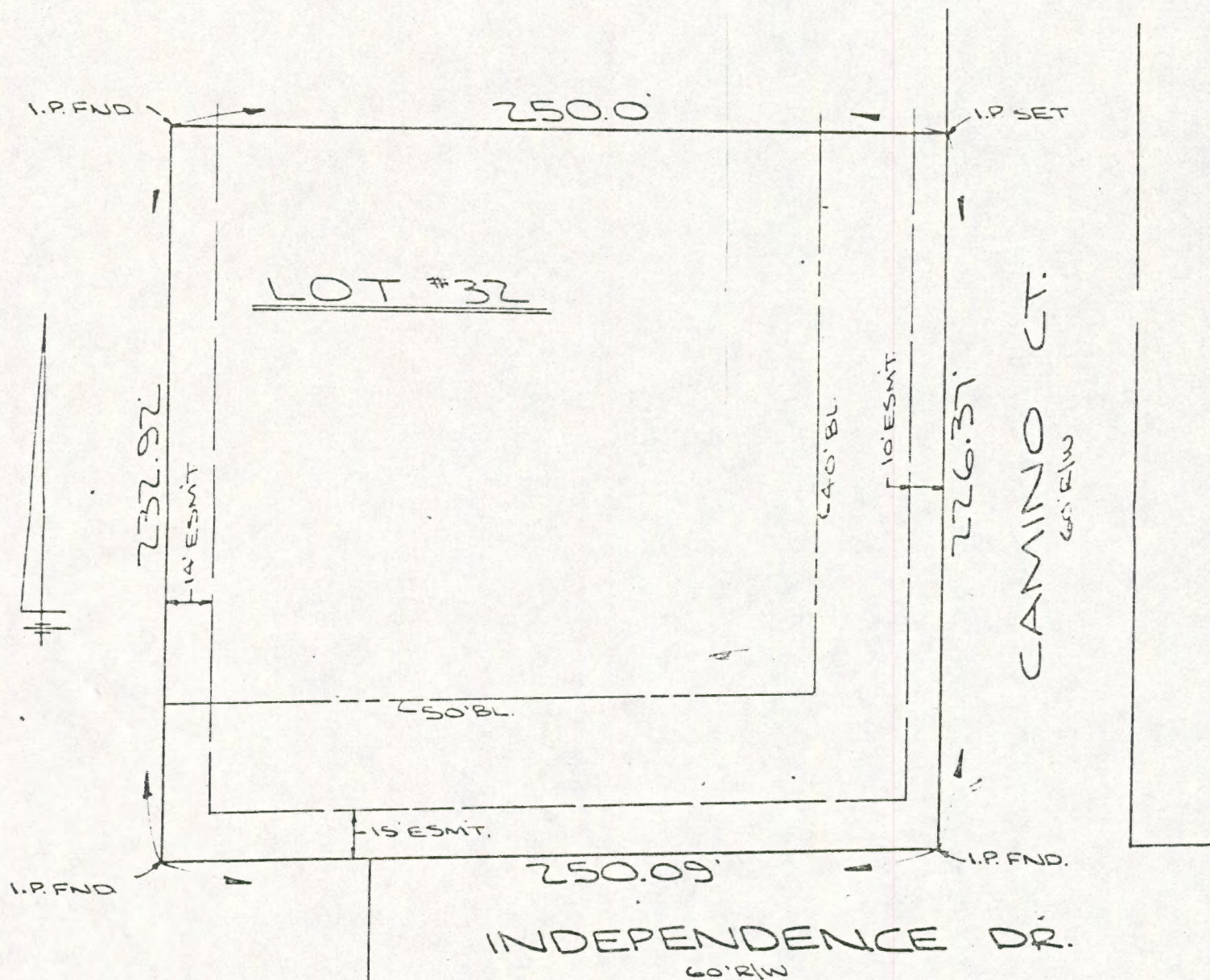
JUN 26 87

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
FRANCIS X. MUELLER P.L.S. No. S0193 INDIANA
GREGORY L. ROBERTS P.L.S. No. S0548 INDIANA
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

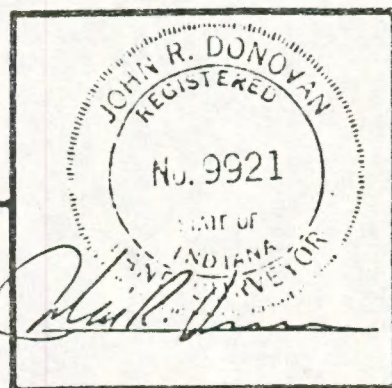
Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Lot Numbered 32 in Centennial Industrial Park, Section V, as recorded in the plat thereof in the Office of the Recorder of Allen County, Indiana.



NOTE: According to the Flood Insurance Rate Map, (FIRM) number 180003 0015B, dated April 3, 1985, the herein described real estate is located in Zone "C", and is not in a flood hazard area.

JOB FOR: CENTENNIAL DEV.-BARBRE 6-22-86



7712
Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

Q-87-07-22

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation
of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for
property commonly known as Lot 32 Centennial Park, Section V, Fort
Wayne, Indiana. (Independence Realty [An Indiana Partnership]
and R.U.S.H. Solution Service, Inc. D/B/A RUSH, Inc., Petitioners).

EFFECT OF PASSAGE A 10,000 square foot pre-engineered building with
2,000 square feet of office area, parking lot and truck dock will
be constructed.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$300,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-87-07-33

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) confirming the designation

of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for

property commonly known as Lot 32 Centennial Park, Section V,

Fort Wayne, Indiana. (Indpendence Realty) (An Indiana Partnership)

and R.U.S.H. Solution Service, Inc., D/B/A RUSH, Inc., Petitioners)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION)

YES

NO

BEN A. EISBART
CHAIRMAN

JAMES S. STIER
VICE CHAIRMAN

CHARLES B. REDD

DONALD J. SCHMIDT

SAMUEL J. TALARICO

CONCURRED IN 8-11-87

SANDRA E. KENNEDY
CITY CLERK



The City of Fort Wayne

July 28, 1987

Ms. Marilyn Romine
Fort Wayne Newspapers, Inc.,
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Romine:

Please give the attached full coverage on the date of August 1, 1987, in both the News Sentinel and the Journal Gazette.

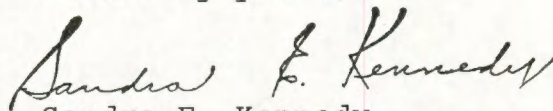
RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-87-07-32 & R-87-07-33
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,


Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-87-07-32 AND R-87-07-33)


Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on July 28, 1987,
date
designating property at Property commonly known as Lot 32
Centennial Park, Section V, Fort Wayne, Indiana. Independence
Realty (An Indiana Partnership) and R.U.S.H. Solution Service
Inc., D/B/A RUSH, Inc., (Petitioner)

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, August 11, 1987, at 7:00 o'clock
date, time & place
P.M., Common Council Conference Room 128, City-County Bldg., One
Main Street, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.


Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines

5

Body number of lines

20

Tail number of lines

2

Total number of lines in notice

27

COMPUTATION OF CHARGES

27 lines, 1 columns wide equals 27 equivalent lines at .300¢ 8.10
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (1.00 for each proof in excess of two) 2 extra 2.00

TOTAL AMOUNT OF CLAIM

10.10

DATA FOR COMPUTING COST

Width of single column 12.5 picas

Size of type 6 point

Number of insertions 1

Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date August 1 19 87

Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose

that he/she is CLERK of the

JOURNAL-GAZETTE

DAILY

a newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy,

which was duly published in said paper for one time the dates of publication being

as follows:

8/1/87

Drusilla Roose

Subscribed and sworn to me before this 1 st day of August 87

Shelley R. LaRue Notary Public

March 3, 1990

My commission expires

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-87-07-32
AND R-87-07-33)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on July 28, 1987, designating property at Property commonly known as Lot 32 Centennial Park, Section V, Fort Wayne, Indiana. Independence Realty (An Indiana Partnership) and R.U.S.H. Solution Service Inc., D/B/A RUSH, INC., (Petitioner) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified or confirmed or rescinded on Tuesday, August 11, 1987, at 7:00 o'clock P.M., Common Council Conference Room 128, City-County Bldg., One Main Street, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	5
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Charge for extra proofs of publication (1.00 for each proof in excess of two) 2 extra 2.00

TOTAL AMOUNT OF CLAIM \$ 10.10

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Rose

Date Aug. 1 19 87

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Rose who, being duly sworn, says

that he/she is CLERK of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published

in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy,

which was duly published in said paper for one time, the dates of publication being

as follows:

8/1/87

Subscribed and sworn to me before this 1st day of August 19 87

Shelley R. LaRue Notary Public

My commission expires March 3, 1990

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-87-07-32
AND R-87-07-33)

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Sandra E. Kennedy
City Clerk